

**Fill in this information to identify the case:**

Debtor 1 Sylvia P Timmons

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: District of South Carolina

Case number 17-03231-jw

Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: MSE Sub I LLC Court claim no. (if known): 6

Last 4 digits of any number you use to identify the debtor's account: 2 3 1 6

Date of payment change: \_\_\_\_\_  
Must be at least 21 days after date of this notice 08/01/2019

New total payment: \$ 781.79  
Principal, interest, and escrow, if any

**Part 1: Escrow Account Payment Adjustment**

**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: Due to escrow surplus.

Current escrow payment: \$ 256.66 New escrow payment: \$ 179.27

**Part 2: Mortgage Payment Adjustment**

**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_ % New interest rate: \_\_\_\_\_ %

Current principal and interest payment: \$ \_\_\_\_\_ New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change**

**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_ New mortgage payment: \$ \_\_\_\_\_

Debtor 1 Sylvia P Timmons Case number (if known) 17-03231-jw  
First Name Middle Name Last Name

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.  
☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

x Magalie A. Creech Date 7/10/19  
Signature

Print: Magalie A. Creech Title Attorney  
First Name Middle Name Last Name

Company Finkel Law Firm LLC

Address 1201 Main Street, Suite 1800  
Number Street

Columbia SC 29201  
City State ZIP Code

Contact phone 800-765-2935 Email: mcreech@finkellaw.com

SN Servicing Corporation  
323 FIFTH STREET  
EUREKA, CA 95501  
For Inquiries: (800) 603-0836  
Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Final

Analysis Date: July 08, 2019

SYLVIA TIMMONS  
154 REDWOOD CT  
COLUMBIA SC 29223

Loan:  
Property Address:  
154 REDWOOD COURT  
COLUMBIA, SC 29223

**Annual Escrow Account Disclosure Statement**  
**Account History**

This is a statement of actual activity in your escrow account from Sept 2018 to July 2019. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Aug 01, 2019:
Principal & Interest Pmt:	602.52	602.52
Escrow Payment:	256.66	179.27
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$859.18	\$781.79

Escrow Balance Calculation	
Due Date:	Jul 01, 2019
Escrow Balance:	(435.87)
Anticipated Pmts to Escrow:	256.66
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	(\$179.21)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
Sep 2018	256.66	256.66			Starting Balance	2,309.88	(773.83)
Oct 2018	256.66	256.66				2,566.54	(517.17)
Nov 2018	256.66	256.66				2,823.20	(260.51)
Dec 2018	256.66	256.66				3,079.86	(3.85)
Dec 2018						3,336.52	252.81
Jan 2019	256.66	256.66		1,791.73	* County Tax	3,336.52	(1,538.92)
Feb 2019	256.66	256.66	3,079.87		* County Tax	513.31	(1,282.26)
Mar 2019	256.66	256.66				769.97	(1,025.60)
Apr 2019	256.66					1,026.63	(768.94)
Apr 2019					*	1,283.29	(768.94)
May 2019	256.66	513.32		359.52	* Forced Place Insur	1,283.29	(1,128.46)
Jun 2019	256.66	179.27			*	1,539.95	(615.14)
Jul 2019	256.66				*	1,796.61	(435.87)
						2,053.27	(435.87)
Jul 2019		256.66			Anticipated Transactions	2,053.27	(435.87)
							(179.21)
	\$2,823.26	\$2,745.87	\$3,079.87	\$2,151.25			

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 3,079.87. Under Federal law, your lowest monthly balance should not have exceeded 513.31 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

SN Servicing Corporation  
For Inquiries: (800) 603-0836  
Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Final

Analysis Date: July 08, 2019

SYLVIA TIMMONS

Loan: \*\*\*\*\*

**Annual Escrow Account Disclosure Statement  
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(179.21)	1,374.25
Aug 2019	179.27			0.06	1,553.52
Sep 2019	179.27			179.33	1,732.79
Oct 2019	179.27			358.60	1,912.06
Nov 2019	179.27			537.87	2,091.33
Dec 2019	179.27			717.14	2,270.60
Jan 2020	179.27	1,791.73	County Tax	(895.32)	658.14
Jan 2020		359.52	Forced Place Insur	(1,254.84)	298.62
Feb 2020	179.27			(1,075.57)	477.89
Mar 2020	179.27			(896.30)	657.16
Apr 2020	179.27			(717.03)	836.43
May 2020	179.27			(537.76)	1,015.70
Jun 2020	179.27			(358.49)	1,194.97
Jul 2020	179.27			(179.22)	1,374.24
	<u>\$2,151.24</u>	<u>\$2,151.25</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 298.62. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 358.54 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (179.21). Your starting balance (escrow balance required) according to this analysis should be \$1,374.25. This means you have a shortage of 1,553.46. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 2,151.25. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

<b>New Escrow Payment Calculation</b>	
Unadjusted Escrow Payment	179.27
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$179.27</u>

**NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE:** If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated**

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF SOUTH CAROLINA

IN RE:	)	Case No. 17-03231-jw
	)	Chapter 13
	)	
Sylvia P Timmons,	)	
	)	
	)	
	)	
Debtor.	)	
_____	)	

**CERTIFICATE OF SERVICE**

I hereby certify that on this 10 day of July, 2019, I served a copy of the Notice of Mortgage Payment Change and Certificate of Service on the below-listed parties, by depositing same in the United States Mail with sufficient first-class postage affixed and addressed as indicated below:

Sylvia P Timmons  
154 Redwood Court  
Columbia, SC 29223

Daniel A. Stone  
Stone Law Firm, LLC  
PO Box 3884  
Irmo, SC 29063

William K. Stephenson, Jr., Trustee (via ECF)  
PO Box 8477  
Columbia, SC 29202

Tiffany Nelson  
Tiffany Nelson, Paralegal to  
MACALIE A. CREECH, ESQ.  
District Court ID No. 10871  
Finkel Law Firm LLC  
Post Office Box 1799  
Columbia, South Carolina 29202  
Phone (803) 765-2935  
Fax (803) 252-0786  
mcreech@finkellaw.com